

The Brixton Society

Understanding the Past, Looking to the Future
Reg'd. Charity No.1058103, Registered with the London Forum of Amenity Societies
Website: www.brixtonsociety.org.uk

Lambeth Planning,
(Development Management)
PO Box 80771,
London,
SW2 9QQ

Please reply to:
Alan Piper, RIBA,



APiperBrix@aol.com

7th May 2024

For attention of:
Katherine Leftwich,
kleftwich@lambeth.gov.uk

Your ref:
24/01032/FUL
Our ref: ufm122.rtf

125 MAYALL ROAD, SE24 – Extensions & Alterations:

Dear Ms Leftwich,

In response to your recent letter about the above application, our comments are as follows:

1. Roof Lights:

The installation of 4 roof windows within the main mansard roof appears excessive, with increased likelihood of overheating from sunlight in the summer months. It would be better to omit the roof windows in the front slope, because these face the afternoon sun and are not characteristic of this roof form in the street context.

2. Front Dormers:

The ceiling height within the front dormers is too low for modern standards. This should be at least 2.3m (the Mayor's Housing Standards recommend 2.55m ceiling heights).

The critical dimension here is the height of the window head above the front parapet, to enable rescue by the Fire Brigade in case of fire.

3. Rear Wing or Outrigger:

Houses in this terrace were originally built in 1872-73 with 3-storey rear wings (or outriggers). The proposed restoration to the original height is welcomed.

Yours sincerely,

Hon. Secretary